



City of WOODSTOCK

Department of Building & Zoning
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Woodstock, Illinois 60098

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REQUIREMENTS FOR Garages

A building permit is required for all garages. All garages must meet the requirements of the Woodstock City Code, the Unified Development Ordinance, and the 2006 International Residential Code.

Individual subdivision covenants may have special requirements and restrictions in addition to those adopted by the City of Woodstock.

PERMIT APPLICATION

The permit process begins with the submittal of a completed permit application, including the cost of construction, and the following:

A copy of a plat of survey or other site plan drawn to scale indicating:

- the location of garage depicting the distances from property lines and the principal structure.
- the location of all other structures on the property.
- the location of any easements

Two (2) copies of framing and foundation plans. (See attached framing example).

Permit fees are paid at the time of permit issuance.

Permit Fee: **\$75.00** (*The permit fee includes the minimum electrical work required to meet the building code.*)

GARAGE SIZE

Section 9.10.H of the Unified Development Ordinance establishes the required number and size of garage spaces. The minimum size of any garage space is 190 square feet with interior dimensions of 10 feet wide by 19 feet deep.

SETBACKS

The Unified Development Ordinance establishes the following setback/location requirements. Garages may not be placed in utility or drainage easements.

Attached Garage

- Must meet the setbacks required for the residence (*Chapter 7A of the Unified Development Ordinance*)

Detached Garage (*Unified Development Ordinance Section 7B.3.2*)

- Must be subordinate to the residence in terms of area, extent and purpose
- Must meet the same front yard and yard abutting a street setback as the principal residence.
- A garage in a side or rear yard that abuts an alley must be at least 5 feet from the side lot line.
- Must be at least 3 feet from side and rear lot lines.
- The maximum roof overhang into side or rear setback is 18 inches.

GENERAL PROVISIONS

A detached garage is an accessory structure and shall not be constructed prior to the establishment or construction of the main building to which it is accessory.

A homeowner can perform his own electrical work as long as they reside at the residence. If a contractor is hired to do the electrical work, a copy of the contractor's electrical license and a letter of intent to perform the proposed work must be submitted prior to permit issuance.

A garage shall not be constructed in any public right-of-way.

The City of Woodstock will not get involved disputes between property owners regarding location of property lines. Such disputes shall be considered entirely as civil matters.

Detached garages less than 10 feet from the residence: Must comply with applicable building codes and fire separation requirements of the City of Woodstock – specifically:

- * All walls must be 1 hour fire- rated (5/8" drywall) if they are less than 10 feet from the residence
- * Ceiling must have 1 hour fire- rating if any walls are less than 10 feet from the residence
and,
- * Fire-rated plywood must be installed 8 feet from the bottom edge of the roof or along the entire roof line if said roof measures less than 8 feet.

REQUIRED INSPECTIONS

Inspections should be scheduled at least 24 hours in advance, by calling the Building & Zoning Department at (815) 338-4305. The following information is needed when requesting an inspection:

- Address of Inspection
- Type of Inspection
- Date and time when inspection is needed
- Building Permit Number

Two (2) inspections are required:

- Prepour Slab, prior to pouring concrete
- Final: After the garage is completed.

Note: (If the garage will be dry-walled, a rough framing & electric inspection will also be required.)